

(A) DEFECTIVE GRANTS RECORDED BEFORE JANUARY 1, 1973.

IF AN INSTRUMENT ~~[[IS]]~~ WAS RECORDED BEFORE JANUARY 1, 1973, ANY FAILURE OF THE INSTRUMENT TO COMPLY WITH THE FORMAL REQUISITES LISTED IN THIS SECTION HAS NO EFFECT, UNLESS THE DEFECT ~~[[IS]]~~ WAS CHALLENGED IN A JUDICIAL PROCEEDING COMMENCED BY JULY 1, 1973.

(B) DEFECTIVE GRANTS RECORDED ON OR AFTER JANUARY 1, 1973.

IF AN INSTRUMENT IS RECORDED ON OR AFTER JANUARY 1, 1973, WHETHER OR NOT THE INSTRUMENT IS EXECUTED ON OR AFTER ~~[[THIS]]~~ THAT DATE, ANY FAILURE TO COMPLY WITH THE FORMAL REQUISITES LISTED IN THIS SECTION ~~[[IN A DEED]]~~ HAS NO EFFECT UNLESS IT IS CHALLENGED IN A JUDICIAL PROCEEDING COMMENCED WITHIN SIX MONTHS AFTER IT IS RECORDED.

(C) FAILURES IN FORMAL REQUISITES OF AN INSTRUMENT.

FOR THE PURPOSES OF THIS SECTION, THE FAILURES IN THE FORMAL REQUISITES OF AN INSTRUMENT ARE:

(1) A DEFECTIVE ACKNOWLEDGMENT;

(2) A FAILURE TO ATTACH ANY CLERK'S CERTIFICATE;

(3) AN OMISSION OF A NOTARY SEAL OR OTHER SEAL;

(4) A LACK OF OR IMPROPER ACKNOWLEDGMENT OR AFFIDAVIT OF CONSIDERATION OR DISBURSEMENT; OR

(5) AN OMISSION OF AN ATTESTATION.

REVISOR'S NOTE: This section is new language derived from Art. 21, §4-109 of the Code. It is divided into subsections for organizational purposes. The only other changes are in style.

## SUBTITLE 2. FORMS.

4-201. FORMS SUFFICIENT FOR PURPOSE INTENDED; ADDITION OF COVENANTS, LIMITATIONS.

EVERY FORM CONTAINED IN THIS SUBTITLE, OR A FORM TO LIKE EFFECT, IS SUFFICIENT FOR THE PURPOSE INTENDED. ANY COVENANT, LIMITATION, RESTRICTION, OR PROVISION MAY BE